144.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,800 /	762,800
					USE VALUE:	762,800 /	762,800
					ASSESSED:	762,800 /	762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENJAMIN JAMES & JESSE ETAL	
Owner 2:	BOWMAN TERRI	
Owner 3:		
Street 1:	172 HIGHLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LINDGREN JOHN LEE & -
Owner 2:	SULLIVAN KARA F -
Street 1:	172 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2070 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4200.000	325,300	700	436,800	762,800
Total Card	0.096	325,300	700	436,800	762,800
Total Parcel	0.096	325,300	700	436,800	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.50 | /Parcel: 368.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94016
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,200	700	4,200.	436,800	762,700	762,700	Year End Roll	12/18/2019
2019	101	FV	273,200	700	4,200.	409,500	683,400	683,400	Year End Roll	1/3/2019
2018	101	FV	254,600	0	4,200.	338,500	593,100	593,100	Year End Roll	12/20/2017
2017	101	FV	254,600	0	4,200.	311,200	565,800	565,800	Year End Roll	1/3/2017
2016	101	FV	254,600	0	4,200.	283,900	538,500	538,500	Year End	1/4/2016
2015	101	FV	248,100	0	4,200.	278,500	526,600	526,600	Year End Roll	12/11/2014
2014	101	FV	248,100	0	4,200.	258,800	506,900	506,900	Year End Roll	12/16/2013
2013	101	FV	248,100	0	4,200.	246,200	494,300	494,300		12/13/2012

!11230!

PRINT

Date	Time
12/11/20	01:25:26

LAST REV

Date	Time
10/15/19	09:07:35
apro	
11230	

USER DEFINED

Prior Id # 1:	94016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDGREN JOHN L	73287-382	1	9/16/2019		794,000	No	No		
TAVILLA RITA M/	59796-42		8/20/2012		557,000	No	No		
TAVILLA RITA M	54039-89		12/23/2009	Family	1	No	No		
TAVILLA RITA M/	54039-72		12/23/2009	Family	1	No	No		
TAVILLA RITA M	46152-339		9/28/2005	Family	1	No	No		
TAVILLA RITA M/	46152-321		9/28/2005	Family	1	No	No		
TAVILLA RITA M	44636-22		2/14/2005	Family	1	No	No		
TAVILLA RITA M/	44635-599		2/14/2005	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/1998	868	Manual	3,200					WINDOWS AND DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
6/19/2000	MLS		
12/1/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4200		Sq. Ft.	Site		0	80.	1.30	9									436,800						436,800	

Total AC/HA: 0.09642 | Total SF/SM: 4200 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 436,800 | Spl Credit | Total: 436,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.02255464
Adj $ / SQ:	172.556
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399683
Depreciation:	74341
Depreciated Total:	325342

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

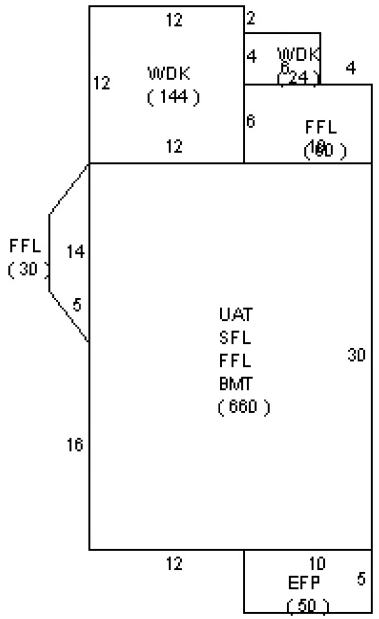
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.56
Special Features:	0	Val/Su Net:	132.61
Final Total:	325300	Val/Su SzAd	230.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	172.560	129,417
BMT	Basement	660	77.000	50,822
SFL	Second Floor	660	172.560	113,887
WDK	Deck	168	12.220	2,053
UAT	Upper Attic	165	113.890	18,791
EFP	Enclos Porch	50	74.240	3,712

Net Sketched Area:	2,453	Total:	318,682
Size Ad	1410	Gross Are	2948	FinArea	2070
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		
UAT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X12	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700